

IN RE: PETITION FOR SPECIAL HEARING
Intersec. S/S Marriottsville and
W/S of Kings Point Road

2nd Election District
1st Councilmanic District
Cypress Estates, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-286-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located adjacent to the intersection of Marriottsville Road and Kings Point Road, also known as Parcel E of the Kings Point Subdivision of Baltimore County. The Petition is filed by Cypress Estates, Inc., through Leonard Schwartz, Secretary. Special Hearing relief is requested to amend the site plan to show the location of the west wall and sign as built. The subject property and requested relief are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held for this case were Stephen J. Rigdon, Jr. and Jerrold A. Liberman, Jr. on behalf of National Birchwood Corp, property manager. Also present was Paul Lee, the engineer who prepared the site plan. Also appearing in support of the Petition were Harold R. and Ethel M. Carter, community activist, Paul N. Taliaferro and Darrell L. Jones, neighbors.

Appearing in opposition to the request were Morton and Charlotte Kaplow and Benjamin Stevens.

The issue presented in this case relates to a brick wall containing a sign identifying the entrance to the residential subdivision known as Kings Park Estates. This is a residential subdivision of single family dwellings located on the north side of Marriottsville Road, not far from

ORDER RECEIVED FOR FILING

Date

By

3/19/96
M. Doran

MICROFILMED

Liberty Road in northwest Baltimore County. The subdivision is largely built out and is an attractive community.

Recently, the matter came in for consideration of a zoning variance in case No. 96-110-A. By Order issued in that case by Deputy Commissioner, Timothy M. Kotroco, on November 1, 1995, variance relief was granted so as to permit the construction of two signs adjacent to the intersection of Marriottsville Road and Kings Point Road. The signs are attached to a brick wall and are depicted in a number of photographs which were submitted at the zoning hearing.

Apparently, after Deputy Commissioner Kotroco's Order was issued, the property owner (Cypress Estates, Inc.) went about the process of obtaining permits and actually constructing the signs. During the course of that process, the property owner contacted Mr. and Mrs. Harold Carter, active members of the community in this area. After discussion, it was agreed that the signs would be constructed and sited in a certain manner and ultimately the wall/signs were built in a manner agreeable to all parties. Unfortunately, however, the placement of the signs is not as shown in the site plan submitted to Mr. Kotroco and made part of his Order. Moreover, the Protestants, Mr. and Mrs. Kaplow and Mr. Stevens, object to the location of the signs. Thus, the case comes before me as a request to amend the previous site plan, thereby allowing the signs to remain in their location. It must be determined whether the signs are in an appropriate location and whether they impede sight distance or otherwise adversely impact the locale.

Testimony was received from Darryl Jones, an immediate neighbor to the wall/sign on the west side of the intersection. He believes that the sign is in an appropriate location. He testified that it does not impede traffic but does make people stop at the intersection. He believes that

ORDER RECEIVED FOR FILING

Date

By

the placement and construction of the sign has been a benefit to the area. He indicated that its construction has resulted in a slowing down of traffic on Marriottsville. He fully support the location of the sign as constructed. These sentiments were echoed by Paul Taliaferro, another neighbor. Mr. Taliaferro has lived in the area for 19 years and testified about the high speed of traffic along Marriottsville Road. In his judgment, the sign has helped control this dangerous traffic intersection and is appropriate. Mr. and Mrs. Carter, for their part, echoed these comments and also believed that the location of the sign is appropriate.

The Protestants who testified believe that the sign blocks the traffic view and is not proper. They are concerned that sight distance for motorists entering Marriottsville Road from Kings Point Road will be compromised.

As I indicated at the hearing, resolution of this issue requires a site visit by the Zoning Commissioner. Thus, I drove to the area and viewed the sign from both locations. In my judgment, I agree with the Petitioner and immediate neighbors. I had no difficulty observing traffic proceeding down Marriottsville Road from a safe stop location on Kings Point Road. The sign does not block traffic, contrary to the Protestants' opinion. Marriottsville Road is both visible approaching the intersection before one passes the sign. Moreover, one can safely stop without entering the intersection and observe traffic. Thus, it is clear that the Petition for Special Hearing should be granted and I will so order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of March, 1996 that, pursuant to the Petition for

ORDER RECEIVED FOR FILING

Date


By

3/19/96
M. D. Dora

Special Hearing, approval to amend the site plan to show the location of the west wall and sign as built, be and is hereby GRANTED, subject, however, to the following restriction.

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES:mmm


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

3/19/96

By



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 19, 1996

Mr. Paul Lee
Paul Lee Engineerings, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

Mr. Stephen J. Rigdon, Jr.
National Birchwood Corporation
2910 Whiteford Road
Whiteford, Maryland 21160

Mr. Jerrold A. Liberman
Vice President
National Birchwood Corp.
3721 Live Oak Road
Randallstown, Maryland 21133

RE: Petition for Special Hearing
Cypress Estates, Inc., Petitioner
Case No. 96-286-SPH

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

cc: Mr. and Mrs. Harold Carter
Mr. Paul N. Taliaferro
Mr. Darrell L. Jones
Mr. and Mrs. Morton J. Kaplow
Mr. Benjamin Stevens

MICROFILMED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

N/S Marriottsville Road at Kings Point Road
(Parcel E of Kings Point)

96-286-SPH

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve A Special Hearing to amend the site

plan to show location of west wall and sign as built. Location of the wall and sign was revised to present location in field by Mr. and Mrs. Harold Carter, community activists on behalf of the Kings Point community.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Cypress Estates, Inc.

(Type or Print Name)

Signature

Leonard Schwartz, Secretary

(Type or Print Name)

Signature

410 E. Jericho Turnpike (1-(516)-747-7880

Address

Phone No

Mineola, L.I., New York - 11501

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Paul Lee Engineering, Inc.

Name

304 W. Pennsylvania Ave.

821-5941

Towson, Md. 21204

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

1/29/96

Paul Lee, P.E.

Paul Lee Engineering Inc.

304 W. Pennsylvania Ave.

Towson, Maryland 21204

410-821-5941

96-286-SPH

DESCRIPTION

PARCEL "E" - 6,660 Sq. Ft.

PLAT 1, SECTION 1, "KINGS POINT"

ELECTION DISTRICT 2C1 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located at the intersection of the north side of Marriottsville Road and the northern boundary of Plat 1, Section 1 of Kings Point as recorded among the Land Records of Baltimore County in Plat Book WJR 27 folio 60, said point also being located Easterly - 20° from the center of Marriottsville Road; thence leaving said north side of Marriottsville Road and binding on a part of said north boundary for the limits of Parcel "E"

1) N $87^{\circ}27'30"$ W - 203.86' to the northeast side of Marriottsville Road (Campton Road) as recorded on said plat, thence binding on said northeast side of Marriottsville Road by a curve to the right 2) R = 230.00' for a distance of 152.27', and 3) N $81^{\circ}52'20"$ E - 11.14' to the north side of Marriottsville Road, thence binding on said north side by a curve to the right 4) R = 350.00' for a distance of 68.76' to the point of beginning.

Containing 6,660 s.f. of land more or less and recorded as Parcel "E".



1/25/96
J.O. 78-003

Engineers — Surveyors — Site Planners

#286

96-286-SPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2 _____ Date of Posting _____

Posted for: SPECIAL HEARING _____

Petitioner: CYPRESS ESTATES _____

Location of property: MARRIDTSDALE & KINGS POINT RD _____

Location of Signs: _____

Remarks: _____

Posted by _____ Signature _____ Date of return: _____

Number of Signs: _____



CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/16, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 15, 1996.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Board of Baltimore County, Baltimore County, Maryland, is holding a public hearing on the property identified herein in Room 108 of the County Office Building, 311 W. Chesapeake Avenue, in Towson, Maryland 21204, of Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case #93-288-SPH (Item 288)
Intersection S/S Marrittsville and W/S of Kings Point Road and W/S of Kings Point Road and W/S of Kings Point Road
1st Courthouse
Legal Owners:
Cyprus Estates, Inc.
Special Exception to amend the site plan to show location of west wall and sign as built
Hearing: Monday, March 4, 1996 at 11:00 a.m. in Rm. 118, Old Courthouse.
LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 867-3333.
(2) For information concerning the File and/or Hearing, Please Call 867-3331.
2214 Feb. 15, 1996 11:2

BALT. JRE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012701

96-286-SPH

DATE 1/29/96

ACCOUNT 01-615

Item: 286

By: TMDK

AMOUNT \$ 285.00

RECEIVED
FROM:

National Birchwood Corp. Bldg - Kings Point on S
Marriottville Rd

040 - Special Hearing - \$ 250.00

080 - 1 sign - \$ 35.00

\$ 285.00

FOR:

01A008D149MTCHRC
BA 0009:35AM01-29-96

\$285.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Post by: 2/18/96

CASE NUMBER: 96-286-SPH (Item 286)
intersection S/S Marriottsville and W/S of Kings Point Road
2nd Election District - 1st Councilmanic
Legal Owner: Cypress Estates, Inc.

Special Hearing to amend the site plan to show location of west wall
and sign as built.

HEARING: MONDAY, MARCH 4, 1996 at 11:00 a.m. in Room 118, Old
Courthouse.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 286 Petitioner: Cypress Estates, Inc.
North side of Marriottsville Road at Kings Point Rd.
Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Cypress Estates, Inc.
ADDRESS: 410 E Vericho Turnpike
Mineola, L.I., New York - 11501
PHONE NUMBER: (516) 747-7880

MICROFILMED

TO: PUTZENT PUBLISHING COMPANY

February 15, 1996 Issue - Jeffersonian

Please forward billing to:

Cypress Estates, Inc.

410 E. Jericho Turnpike

Mineola, L.I., N.Y. 11501

516-747-7880

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-286-SPH (Item 286)

intersection S/S Marriottsville and W/S of Kings Point Road

2nd Election District - 1st Councilmanic

Legal Owner: Cypress Estates, Inc.

Special Hearing to amend the site plan to show location of west wall and sign as built.

HEARING: MONDAY, MARCH 4, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 12, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-286-SPH (Item 286)
intersection S/S Marriottsville and W/S of Kings Point Road
2nd Election District - 1st Councilmanic
Legal Owner: Cypress Estates, Inc.

Special Hearing to amend the site plan to show location of west wall and sign as built.

HEARING: MONDAY, MARCH 4, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Cypress Estates, Inc.
Paul Lee Engineering, Inc.
Morton Kaplow

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 26, 1996

Cypress Estates, Inc.
Leonard Schwartz, Secretary
410 E. Jericho Turnpike
Mineola, L.I., New York 11501

RE: Item No.: 286
Case No.: 96-286-SPH
Petitioner: Cypress Estates, Inc.

Dear Mr. Schwartz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 21, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: February 12, 1996

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: Kings Park Estates

INFORMATION:

Item Number: 286

Petitioner: Cypress Estates, Inc.

Property Size:

Zoning: DR-3.5

Requested Action: Special Hearing

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Staff supports the applicant's request as the existing sign is well placed and attractive; thereby, functioning as an asset to the community.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Feb. 20, 1996
 Zoning Administration and Development Management

FROM: *[Signature]* Robert W. Bowling, P.E., Chief
 Development Plans Review

RE: Zoning Advisory Committee Meeting
 for February 20, 1996
 Items 253 (revised), 269 (revised), 286, 287, 6
 290, 292 and 293

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 12, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 286, 287, 288, 289, 290,
292 AND 293.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

2-14-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 286 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

MICROFILMED

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

PETITION PROBLEMS

#286 — MJK

1. Need attorney - legal owner is incorporated.

#287 — JRF

1. Need typed or printed name of person signing for legal owner.
2. Need typed or printed title of person signing for legal owner.
3. Need authorization for person signing for legal owner.
4. Need telephone number for legal owner.
5. Need typed or printed name of person signing for contract purchaser.
6. Need typed or printed title of person signing for contract purchaser.
7. Need authorization of person signing for contact purchaser.

#289 — RT

1. Need attorney's signature.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: January 30, 1996

TO: Gwen Stephens
Zoning Review

FROM: James Thompson
Code Enforcement

SUBJECT: Item No. 286
Cypress Estates Inc. - Petitioner

Please be advised that the referenced public hearing is subject to an active violation case, 96-2759, with Mark Gawel as the inspector.

When this matter is scheduled for a hearing please notify Morton Kaplow of 9811 Plowline Road, Randallstown, Maryland #21133.

Our code enforcement case file will be located in the open docket for your benefit.

JT/dar

cc: Morton Kaplow
Mark Gawel

RE: PETITION FOR SPECIAL HEARING
Intersection S/S Marriottsville and W/S
of Kings Point Road, 2nd Election
District, 1st Councilmanic

Cypress Estates, Inc.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-286-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of February, 1996, a copy of the foregoing Entry of Appearance was mailed to Paul Lee Engineering, Inc., 304 W. Pennsylvania Avenue, Towson, MD 21204, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and Development Management
Bureau of Code Enforcement
111 West Chesapeake Avenue
Towson, Maryland 21204

Att. Mr. Paul Lee
F.Y.I.

CODE VIOLATION NOTICE

NAME: CYPRESS Estates, inc
ADDRESS: 410 E. Jericho Turnpike
CITY-ZIP: Mineola L.I. N.Y. 11501

DATE: 12-20-95

RE: Case No. 96-2759 LOCATION: Kings Point & MARRIOTTVILLE Rds
DISTRICT: 2

Dear _____:

In accordance with the Baltimore County Code, Article IV, Section 402. (d), an inspection was conducted of the above location, zoned _____. This inspection revealed violation(s) according to the following code(s):

- ☒ Baltimore County Zoning Regulations (BCZR), Section 102.1.
- ☒ Building Code of Baltimore County, Maryland, Section 102.1.
- ____ Livability Code, Baltimore County, Section 18-68.
- ____ Other _____

The following correction(s) is/are required:

Building Permit # B254750 - (Decorative wall
located at the corner of Kings Point +
MARRIOTTVILLE Rds.)
Decorative wall not built to set backs
on Permit or Site Plan. Wall Blocking
view of Intersection. (UNSAFE.)

The above violation(s) must be corrected on or before 1-26-96 or further legal action will proceed, in which you may be subject to a civil penalty. Should you need further clarification, please contact

Mark Grawl + Bart Lidd, Code Inspector, at (410) 887- 41032

MICROFILMED

Copy
Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 16, 1994

Ms. Ethel Carter
9820 Clanford Road
Randallstown, Maryland 21133

Re: Case No. 94-1466
Marriottsville and Live Oak Roads
I.D. Signs
2nd Election District

Dear Ms. Carter:

It was great to see you out and about on March 11 as we met to discuss the community I.D. signs. I put a few calls in to some agency sections and checked with my department (ZADM) and can report to you the following:

private property - ZADM will approve a community I.D. sign on Mr. Jones' property at 3707 Marriottsville Road. This really should not be a big deal, as far as I can tell.

county right-of-way - To my surprise this can be permitted. It would involve a franchise fee and has been done before for other community groups. The final determination as to safety and lines of sight come from Steve Weber's office. He is a bit familiar with this particular request and you should call his office at 887-3554.

As you can see, although there is no violation, I have created a case number. The file will be in the closed section.

If you have any questions, please call me at 887-3351.

Sincerely,

A handwritten signature in cursive script, reading "Derek J. Propalis".

Derek J. Propalis
Zoning Inspector

DJP/hek

c: Mr. Schwartz
Mr. Taliafern
Mr. Darrell Jones

MICROFILMED



INDOS POINT
3RD PLAT 1 - SECTION 1
NJR 27-119

00000 M

128500

CAMPTON RD

POINT

ROAD

2' 30" E 138.89' 211

46.80' 66.79'

30' MINIMUM

370'

30' W. 14.14'

7828

9000

N 11° 32' 30" E

102.66'

9826

8000

N 78° 27' 30" W 192.61'

N 11° 32' 30" E

199.08'

9824

22.61' L. 65.01'

669 R. 1555.00'

R. 280.00' L. 285.88'

BUILDING 37' 03'

S 64° 47' 30" E 94.76' (R)

N 80° 19' 00" E 65.88'

N 31° 00' E 49.39'

N 57° 15' 30" W 122.06' (R)

N 57° 15' 30" W 122.06' (R)

N 57° 15' 30" W 122.06' (R)

N 57° 15' 30" W 122.06' (R)

N 57° 15' 30" W 122.06' (R)

N 57° 15' 30" W 122.06' (R)

N 57° 15' 30" W 122.06' (R)

SETBACK LINE 37' 05'

S 47° 49' 00" E 135.42'

N 50° 40' 40" E 109.60'

N 50° 40' 40" E 109.60'

N 50° 40' 40" E 109.60'

N 50° 40' 40" E 109.60'

N 50° 40' 40" E 109.60'

N 50° 40' 40" E 109.60'

N 50° 40' 40" E 109.60'

N 70° 02' 30" E 90.66'

N 70° 02' 30" E 90.66'

N 70° 02' 30" E 90.66'

N 70° 02' 30" E 90.66'

N 70° 02' 30" E 90.66'

N 70° 02' 30" E 90.66'

N 70° 02' 30" E 90.66'

N 70° 02' 30" E 90.66'

PARCELS 'A'

10' DRAINAGE & UTILITY EASE

ROAD WIDENING

KITT

County Highway Deed.

THIS DEED, Made this 7 day of April, in the year 1964
by CYPRESS ESTATES, INC., a body corporate of the State of Maryland, Grantor.

TRANSFER TAX NOT REQUIRED

5-6-64
Norman W. Todd
Director of Finance

Per: [Signature]
Authorized Signature

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey unto BALTIMORE COUNTY, MARYLAND, a municipal corporation, its successors and assigns, in fee simple, for public highway purposes, all that lot of ground situate, lying and being in the Second Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

FIRST: In and to the beds of MARRIOTTSVILLE ROAD, KINGS POINT ROAD, CLANFORD ROAD and CAMPTON ROAD, all as shown on Plat 1, Section One, Kings Point, which Plat is recorded among the Plat Records of Baltimore County in Liber W.J.R. No. 27, folio 60.

SECOND: In and to the beds of KERRIGAN COURT, GUNSTOCK ROAD, PLOWLINE ROAD and KINGS POINT ROAD from the southwesternmost property line of Lot No. 8, Block "D-D", northeasterly, all as shown on Plat 2, Section One, Kings Point, which Plat is recorded among the Plat Records of Baltimore County in Liber W.J.R. No. 27, folio 61.

THIRD: In and to the bed of PLOWLINE ROAD from the southeasternmost property line of Lot No. 1, Block "B-B", northwesterly, as shown on Plat 2, Section Two, Kings Point, which Plat is recorded among the Plat Records of Baltimore County in Liber W.J.R. No. 27, folio 63.

FOURTH: In and to the beds of KERRIGAN COURT and DIAZ COURT, as shown on Revised Plat 1, Section Two, Kings Point, which Plat is recorded among the Plat Records of Baltimore County in Liber W.J.R. No. 27, folio 121.

BEING a portion of the property which by Deed dated September 18, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3903, folio 237, was granted and conveyed by The Drew Company to Cypress Estates, Inc.

TOGETHER with the appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted property unto Baltimore County, Maryland, a municipal corporation, its successors and assigns, in fee simple, for public highway purposes.

AND the said Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially property granted; and that it will execute such further assurances of the same as may be requisite.

MARRIOTTSVILLE

Wilma Zimmerman
25825

3/11 per Carl Richards.
Franchise from Public Works.
Stenciler - he to call me
with name

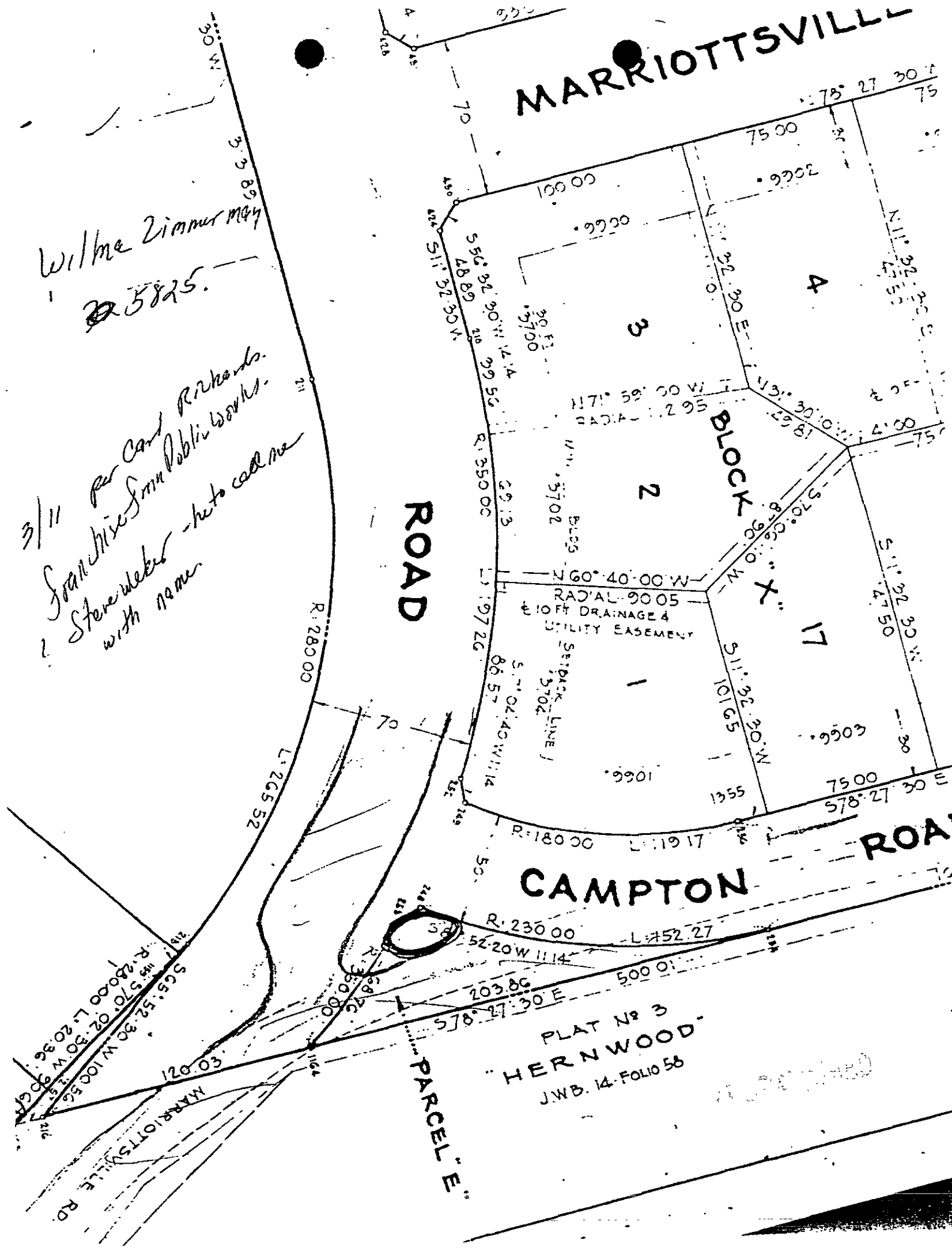
ROAD

BLOCK

CAMPTON ROAD

PLAT No 3
HERNWOOD
J.W.B. 14-Folio 58

PARCEL "E"



15-0'

BYLAWS
OF
THE VILLAGE OF KING'S PARK ASSOCIATION, INC.

ARTICLE I. MEMBERS

- Section 1. A member shall be an adult who resides in a single family residence property in King's Park Estates. There shall be at least one, but not more than two, members of the same residence. Voting shall be by members only, i.e., one vote per member.
- Section 2. Membership in the Corporation shall be terminated or suspended:
- (a) Upon request;
 - (b) Upon termination of ownership or residency in King's Park Estates;
 - (c) Upon failure to pay dues within the time designated in Article II, Section 1, of these Bylaws--any member having been suspended for nonpayment of dues may be immediately reinstated upon payment of the current dues.

ARTICLE II. DUES AND CONTRIBUTIONS

- Section 1. Dues shall be on a calendar year basis, payable in full not later than May 1st, and shall not be pro-rated.
- Section 2. There shall be dues (not less than \$5.00) collected from each household each year. This amount can be increased by a majority of the standing vote at any meeting of the Corporation.
- Section 3. No dues or contributions or parts thereof shall be refunded to any member whose association with the Corporation is terminated for reasons enumerated in Article I, Section 2, (a) and (b) of these Bylaws.

ARTICLE III. OFFICERS AND BOARD OF DIRECTORS

- Section 1. The Officers of this Corporation shall consist of a President, First Vice-President, Second Vice-President, Treasurer, Recording Secretary, Corresponding Secretary, and Sergeant-At-Arms, all of whom must be members of this Corporation.

MICROFILMED

- Section 2. The President shall not be elected to more than two (2) consecutive terms.
- Section 3. The Board of Directors shall consist of the Officers listed in Article III, Section 1, eight (8) elected members-at-large who must be members of the Corporation, and the immediate past president.
- Section 4. The President shall be Chairman of the Board of Directors.
- Section 5. Officers of the Corporation and members of the Board of Directors shall hold office for one year, commencing in March.
- Section 6. All Officer and Board of Directors vacancies, except as provided in Section 7 below, shall be filled by appointment by the Board of Directors to serve until the next election.
- Section 7. In the event of a vacancy in the office of President, the First Vice-President shall succeed to the Presidency, and the Second Vice-President shall become the First Vice-President.
- Section 8. There shall be at least one annual meeting of the Board of Directors, which shall be called by the President.
- Section 9. The Board of Directors shall govern all business of the Corporation.
- Section 10. The Board of Directors shall determine its own rules of procedure and order of business.
- Section 11. The Editor of the "Kings Messenger" be appointed by the President for a term to run concurrently with the terms of the Officers of the Corporation; that once appointed, the Editor will have a vote on the Board of Directors and have the same powers as Board members. The Editor can be dismissed as the Editor and from the Board of Directors only after a vote of the Board which results in a simple majority of a quorum of the Board.
- Section 12. Any member of the Board of Directors who is absent from three (3) consecutive regular meetings of the Board of Directors without providing a reasonable explanation accepted by the Board of Directors shall forfeit his/her membership thereon and this position declared vacant. Following these three (3) consecutive absences, the Board member shall be notified in writing of such absences and presented with the opportunity to explain such absences within a reasonable time in a manner acceptable to the Board of Directors before any action is taken on the matter.

ARTICLE IV. DUTIES OF OFFICERS

Section 1. President

The President shall preside at all meetings of the Board of Directors and at all general meetings of the Corporation. He shall be charged with the general supervision of the Corporation and may appoint Committees necessary to conduct the business of the Corporation.

Section 2. Vice-Presidents

(a) First Vice-President

The First Vice-President, in the absence or disability of the President, shall have all the powers of the President and shall perform all the duties of the President. The First Vice-President shall also assist the President in the management and operation of the Corporation, and be Chairman and coordinator of the annual membership drive.

(b) Second Vice-President

The Second Vice-President, in the absence or disability of the President and/or First Vice-President, shall have all the powers of, and shall perform all the duties of, the President/First Vice-President as appropriate. The Second Vice-President shall also assist the President and the First Vice-President in the management and operation of the Corporation. The Second Vice-President shall also coordinate the activities of the Committees of the Association except the Nominations Committee.

Section 3. Treasurer

The Treasurer shall receive all funds coming into the Corporation and shall disburse funds as approved by the Board of Directors. He shall co-sign, with the President, all checks issued by the Corporation. The Treasurer shall keep regular books of account and shall give bond for the faithful performance of his duties, the expense of the bond to be paid by the Corporation. The Treasurer shall prepare and present at the March meeting a detailed account of the receipts and expenditures during his term of office. The books of the Treasurer shall be audited at the completion of his term of office, but may be audited at any time. The audit shall be performed by any person or persons designated by the Board of Directors. No appropriation of funds should be voted on at the general or Board meetings without first consulting the Treasurer on the fiscal ability of the Corporation to undertake the appropriation.

Section 4. Recording Secretary

The Recording Secretary shall keep minutes of all meetings of the Corporation and of the Board of Directors.

Section 5. Corresponding Secretary

The Corresponding Secretary shall maintain a current list of members, and shall be responsible for all correspondence of the Corporation.

Section 6. Sergeant-At-Arms

The Sergeant-At-Arms shall maintain order at all meetings of the Corporation and may designate as many assistants as he deems necessary.

ARTICLE V. NOMINATIONS

Section 1. The President shall appoint a Nominating Committee of at least three (3) persons, prior to the March meeting, whose duty it shall be to nominate qualified members for offices in the Corporation.

Section 2. All members shall be notified, in writing, of the names of the nominees, and of the date, time, and place of the election meeting at least seven (7) days in advance of the election meeting, which meeting shall be held in March of each year.

Section 3. Nominations from the floor at the March meeting shall be accepted for each office, provided that any nominee first shall have given written consent to such nomination.

ARTICLE VI. VOTING

Section 1. A majority standing vote of members present at any meeting of the Corporation shall be sufficient to carry any and all motions or to decide any and all issues affecting the Corporation except:

- (a) Amendment(s) of the Articles of Incorporation;
- (b) Amendment(s) of the Bylaws; and
- (c) Elections.

Section 2. Amendment(s) of the Articles of Incorporation, as provided in Article VII, shall require a two-thirds (2/3) vote at the meeting at which the Amendment(s) is/are voted upon provided that all members shall have been notified in writing of the proposed Amendment(s), at least seven (7) days in advance of such meeting.

- Section 3. Amendment(s) of the Bylaws, as provided in Article VII, shall require a simple majority written vote of members present at the meeting at which the Amendment(s) is/are voted upon provided that all members shall have been notified in writing of the proposed Amendment(s) at least seven (7) days in advance of such meeting.
- Section 4. Elections shall be determined by simple majority written vote cast by members present at the election meeting. Election of the members-at-large to the Board of Directors shall be determined by calculating who of the nominees received the greater number of votes, and the nominees who each receive the highest number of votes shall be declared the winners of such election.
- Section 5. In the event no nominee for an office receives a majority of the votes cast, except nominees for the office of at-large members to the Board of Directors, the two nominees receiving the largest number of votes cast for the particular office will then submit to a "run-off" election at the same meeting.
- Section 6. Consideration of a motion by the Board of Directors shall be determined by a simple majority of a quorum of the Board. A quorum shall consist of six (6) members, including the presiding officer.

ARTICLE VII. AMENDMENTS

- Section 1. The Articles of Incorporation and Bylaws of this Corporation may be amended at any duly-called meeting of the Corporation.
- Section 2. Proposed Amendment(s) shall be in writing and may be submitted to the President or any member of the Board of Directors. If approved by the Board of Directors, the proposed amendment(s) shall be then considered for adoption at the next meeting of the Corporation. If the Board of Directors does not act on the proposed amendment(s) within ten (10) days, the amendment(s) may be then proposed from the floor by the sponsor at the meeting of the Corporation, whereupon the Board of Directors shall comply with Article VI, Sections 2 and 3 thereof, prior to the next meeting of the Corporation.

ARTICLE VIII. MEETINGS

- Section 1. There should be at least two (2) meetings of the Corporation, other than the election meeting, one in the spring and one in the fall.

Section 2. Special meetings of the Corporation may be called at any time:

(a) By the President

(b) Upon signed written request to the President by five (5) members of the Corporation. The request must contain a complete summary of the purpose of the proposed special meeting.

Section 3. The order of procedure at the regular meeting shall be:

(a) Calling meeting to order.

(b) Reading of the complete minutes of the last meeting.

(c) Report of the Treasurer.

(d) Unfinished business.

(e) Reports of all Committees by the Committee Chairmen, or person designated by the Chairman to make said report.

(f) New business.

(g) Adjournment.

Section 4. The order of procedure at special meetings shall be at the discretion of the President.

Section 5. Seventeen (17) members shall constitute a quorum for conducting general and special meetings.

ARTICLE IX. FISCAL YEAR

Section 1. The fiscal year of the Corporation shall commence January 1st and end December 31st.

ARTICLE X. DEFINITIONS

Section 1. King's Park Estates

The term "King's Park Estates" means all that property bounded on the north by Liberty Road at its intersection with Live Oak Road; to include Live Oak Road from 3728 to 3637; Templar Road (odd numbers) as an eastern extremity; 9624 and 9625 Marriottsville Road as another eastern extremity; 3707 Kings Point Road as the northwestern extremity; 9913 and 9904 Marriottsville Road, Hoyt Circle, Kiska Court and 10001 Paxton Road as western extremities; 9624 Mendoza Road, 3514 Cabot Road and Eustice Road as southern extremities; and Ames Court as a southeastern

extremity. Included within these extremities are Oxyoke Court; Evatt Court; Hobart Court; Kittridge Court; the 9700, 9800 and 9900 blocks of Marriottsville Road; the 3500 and 3600 blocks of Kings Point Road; Gunstock Road; Geier Court; Clanford Road; Laguna Court; Kerrigan Court; Diaz Court; Plowline Road; and Cabot Road.

ARTICLE XI. RULES OF ORDER

Section 1. Robert's Rules of Order, Revised, shall govern all procedures not specifically covered by these Bylaws.

Section 2. In the event of a dispute as to the interpretation of these Bylaws, the Board of Directors shall be the final authority in resolving the dispute.

* * * * *

(These Bylaws, revised January 1989, incorporate amendments approved by the membership at meetings of the Corporation in 1975, 1979, and 1988.)

THE VILLAGE OF KING'S PARK ASSOCIATION, INC.

BYLAWS AMENDMENT

ARTICLE III. OFFICERS AND BOARD OF DIRECTORS

Section 2. The President shall not be elected to more than two (2) consecutive terms.

AMENDMENT: TO BE DELETED IN ITS ENTIRETY,

As proposed and duly approved by motion and vote of the Board of Directors, February 12, 1990.

To be submitted to the general membership at the next scheduled general membership meeting following written notice to the membership.

The effect of this amendment is to allow the President to be elected to an unlimited number of terms, as are all other Officers and Directors of this Association.

CHANGE IN BY-LAWS

Change existing Article X1 to X11 and designating new language as follows: Article X11- Miscellaneous

Section 1- Liability of Officers

- (A) Each person who acts as an officer of the Association shall be indemnified by the Association against expenses actually and necessarily incurred by him/her in connection with the defense of any action, suit or proceedings in he/she is made a party by reason of his/her being or having been an officer of the association, except in relation to matters as to which he/she shall be adjudged in such action, suit or proceedings to be liable for gross negligence or willful misconduct, and except any sum paid for the Association in settlement of an action, suit or proceedings based on gross negligence or willful misconduct in the performance of his/her duties.
- (B) The right of indemnification provided herein shall insure to each officer referred to in (A) whether or not he/she is such officer at time such costs or expenses are imposed or incurred and in the event of his/her death shall extend to his/her legal representatives.

revised by, K. Dale Anderson

Designating the new article as X1 and redesignating X1 as X11
2/18/92

March 24, 1992

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Paul Lee (Paul Lee Eng. Inc.)

304 W. Pennsylvania Ave #204

Donald A. Sherman Vice Pres

3721 The Oak Rd Parkville 21133

Nat'l. Birchwood Corp

Stephen J. Rindon Jr.

2910 Whiteford, Rd. Whiteford, Md 21160

Nat'l. Birchwood (Superintendent)

Ethel M. CARTER

9820 CLANFORD Rd. 21133

HAROLD R. CARTER

9820 CLANFORD Rd 21133

PAUL N. TALIAFERRO

3205 KINGS POINT RD 21133

Darrell L. Jones

3707 Marriottsville Rd 21133



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Morton J. KAPLOW

Charlotte KAPLOW

Benjamin Stevens

9811 PLOWLINE RD, RANDALLSTOWN MD 21133

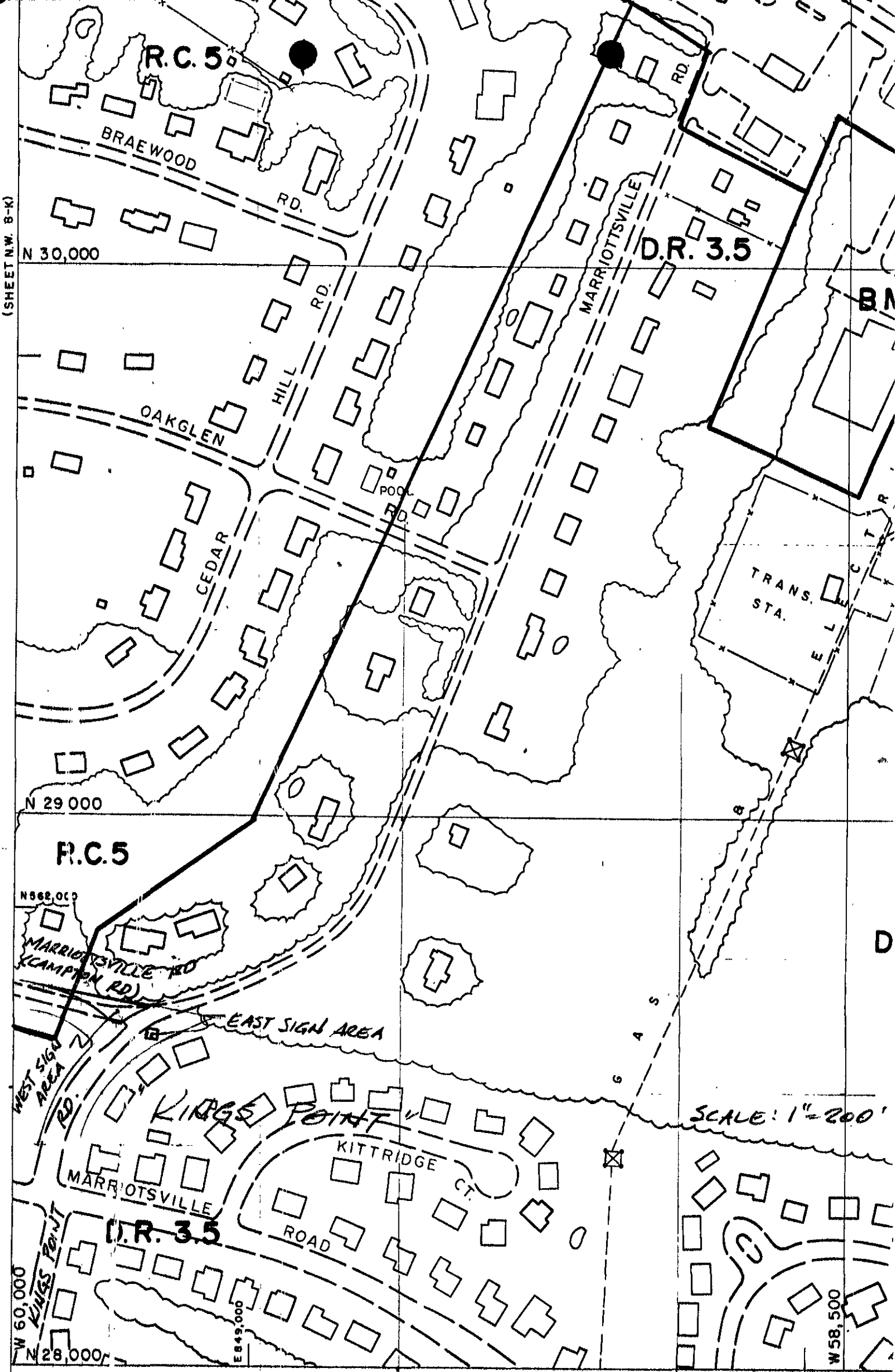
9811 PLOWLINE RD RANDALLSTOWN 21133

7526 Axehead Ct Randallstown 21133



ST. JAMES

(SHEET N.W. 8-K)



P - SW PP - SE
P - NW PP - NE

MICROFILMED

96-286-5PH

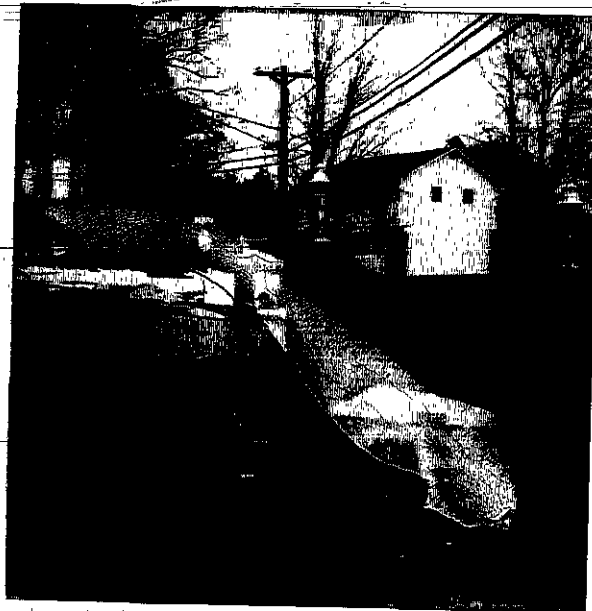
1988 COMPREHENSIVE
Adopted by the Baltimore
Oct. 13, 1988

Bill Nos. 144-88, 145-88, 146-88, 147-88

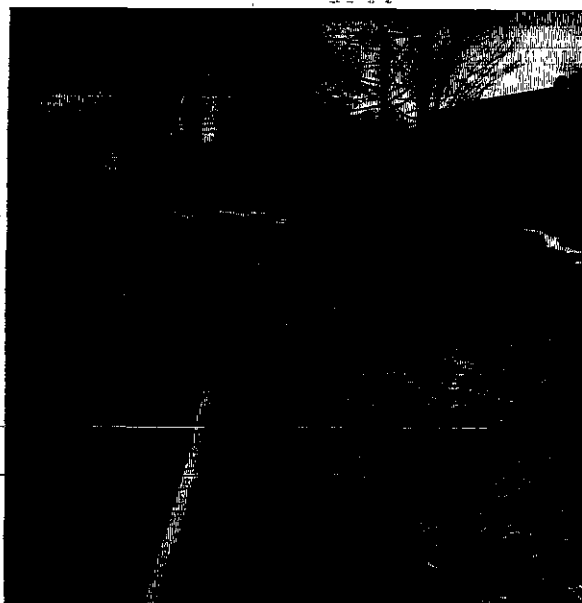
Dale
Chairman, Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS

Phyllis



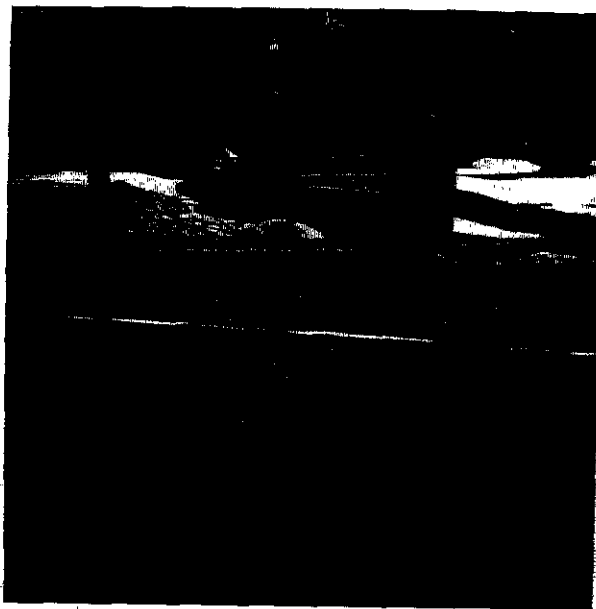
① STOP SIGN AT KINGS POINT RD
AT MARRIOTTSVILLE RD
Pet 2A



② KINGS POINT RD AT Pet
MARRIOTTSVILLE RD 2B



③ BACK OF STOP SIGN ON
KINGS POINT RD AT ^{bet}
MARRIOTTVILLE RD ^{2L}

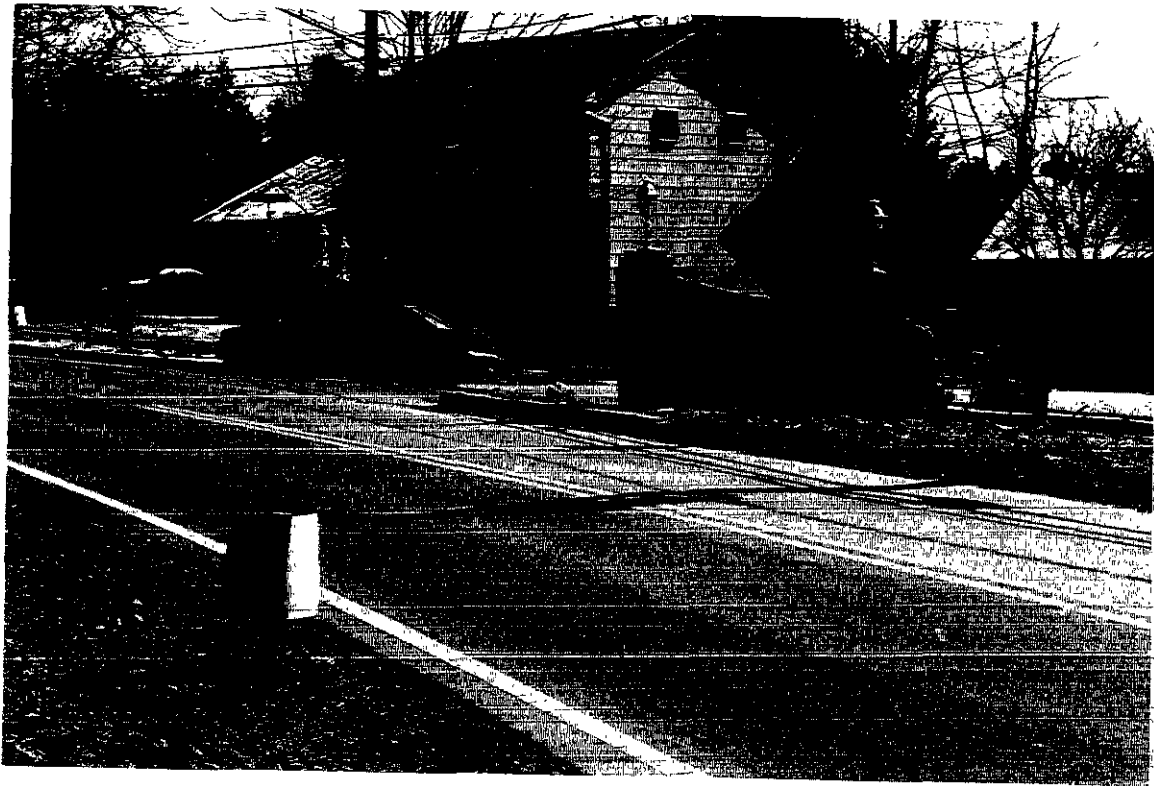


④ EX. EAST WALL & STOP SIGN
ON KINGS POINT RD ^{bet}
AT MARRIOTTVILLE RD ^{2D}



⑤ WEST WALL RINGS PT. RD.
AT MARRIOTTVILLE RD









BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 1/20/96 ACCOUNT: 96-286-SPH
Item: 286
By: JWSH

AMOUNT: \$ 285.00

RECEIVED FROM: Arnold Jablon, Director
040- Special Hrg - 4 580.00
050- 1 sign - 4 25.00
FOR: \$ 585.00

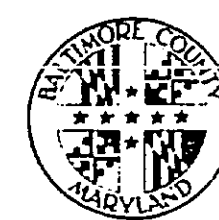
VALIDATION OR SIGNATURE OF CASHIER
WCR/jw

Post by: 2/18/96

CASE NUMBER: 96-286-SPH (Item 286)
Intersection S/S Marriottsville and W/S of Kings Point Road
2nd Election District - 1st Councilmanic
Legal Owner: Cypress Estates, Inc.

Special Hearing to amend the site plan to show location of west wall and sign as built.

HEARING: MONDAY, MARCH 4, 1996 at 11:00 a.m. in Room 118, Old Courthouse.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 286 Petitioner: Cypress Estates, Inc.
Location: West side of Marriottsville Road at Kings Point Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Cypress Estates, Inc.
ADDRESS: 410 E. Jericho Turnpike
Mineola, L.I., New York - 11541
PHONE NUMBER: (516) 747-7840

Printed with Soybean Ink
on Recycled Paper

12

TO: FUTURE PUBLISHING COMPANY
February 15, 1996 Issue - Jeffersonian

Please forward billing to:

Cypress Estates, Inc.
410 E. Jericho Turnpike
Mineola, L.I., N.Y. 11501
516-747-7880

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-286-SPH (Item 286)
Intersection S/S Marriottsville and W/S of Kings Point Road
2nd Election District - 1st Councilmanic
Legal Owner: Cypress Estates, Inc.

Special Hearing to amend the site plan to show location of west wall and sign as built.

HEARING: MONDAY, MARCH 4, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMITZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 12, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-286-SPH (Item 286)
Intersection S/S Marriottsville and W/S of Kings Point Road
2nd Election District - 1st Councilmanic
Legal Owner: Cypress Estates, Inc.

Special Hearing to amend the site plan to show location of west wall and sign as built.

HEARING: MONDAY, MARCH 4, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Cypress Estates, Inc.
Paul Lee Engineering, Inc.
Morton Kaplan

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 26, 1996

Cypress Estates, Inc.
Leonard Schwartz, Secretary
410 E. Jericho Turnpike
Mineola, L.I., New York 11501

RE: Item No.: 286
Case No.: 96-286-SPH
Petitioner: Cypress Estates, Inc.

Dear Mr. Schwartz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 21, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: February 12, 1996

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: Kings Park Estates

INFORMATION:

Item Number: 286
Petitioner: Cypress Estates, Inc.
Property Size: _____
Zoning: DR-3.5
Requested Action: Special Hearing
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Staff supports the applicant's request as the existing sign is well placed and attractive; thereby, functioning as an asset to the community.

Prepared by: Jeffrey W. Long
Division Chief: Cheryl L. Buss

PK/JL

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Feb. 20, 1996
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 20, 1996
Items 253 (revised), 269 (revised), 286, 287,
290, 292 and 293

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 12, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 286, 287, 288, 289, 290, 292 AND 293.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 286 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

PETITION PROBLEMS

#286 — MJK

1. Need attorney - legal owner is incorporated.

#287 — JRF

1. Need typed or printed name of person signing for legal owner.
2. Need typed or printed title of person signing for legal owner.
3. Need authorization for person signing for legal owner.
4. Need telephone number for legal owner.
5. Need typed or printed name of person signing for contract purchaser.
6. Need typed or printed title of person signing for contract purchaser.
7. Need authorization of person signing for contact purchaser.

#289 — RT

1. Need attorney's signature.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: January 30, 1996

TO: Gwen Stephens
Zoning Review
FROM: James Thompson
Code Enforcement
SUBJECT: Item No. 286
Cypress Estates Inc. - Petitioner

Please be advised that the referenced public hearing is subject to an active violation case, 96-2759, with Mark Gavel as the inspector.

When this matter is scheduled for a hearing please notify Morton Kaplow of 9811 Flowline Road, Randallstown, Maryland #21133.

Our code enforcement case file will be located in the open docket for your benefit.

JT/dar

cc: Morton Kaplow
Mark Gavel



Mr. Paul Lee
F.Y.I.

CODE VIOLATION NOTICE

NAME: *Cypress Estates, Inc.* DATE: *12-20-95*
ADDRESS: *110 E. Service Highway*
CITY/ZIP: *Minneapolis, MN 55401*

RE: Case No. *96-2759* LOCATION: *Kings Point & Marriottsville Rds*
DISTRICT: *2*

Dear _____

In accordance with the Baltimore County Code, Article IV, Section 402, (d), an inspection was conducted of the above location, zoned _____ This inspection revealed violation(s) according to the following code(s):

- ☒ Baltimore County Zoning Regulations (BCZR), Section 102.1.
☒ Building Code of Baltimore County, Maryland, Section 102.1.

☐ Livability Code, Baltimore County, Section 18-68.

☐ Other _____

The following correction(s) is/are required:

Building Permit # 0254750 - (Decorative wall located at the corner of Kings Point & Marriottsville Rds.)
Decorative wall not built to set backs on Permit or Side Plan. Wall blocking view of intersection. (UNSAFE.)

The above violation(s) must be corrected on or before *1-26-96* or further legal action will proceed, in which you may be subject to a civil penalty. Should you need further clarification, please contact *Mark Gavel & Paul Lee*, Code Inspector, at (410) 887-1032.

111 West Chesapeake Avenue
Towson, MD 21204

March 16, 1994

(410) 887-3353

Ms. Ethel Carter
2820 Clarendon Road
Randallstown, Maryland 21133

RE: Case No. 94-1466
Marriottsville and Live Oak Roads
I.D. Signs
2nd Election District

Dear Ms. Carter:

It was great to see you out and about on March 11 as we met to discuss the community I.D. signs. I put a few calls in to some agency sections and checked with my department (ZADM) and can report to you the following:

private property - ZADM will approve a community I.D. sign on Mr. Jones' property at 3707 Marriottsville Road. This really should not be a big deal, as far as I can tell.

county right-of-way - To my surprise this can be permitted. It would involve a franchise fee and has been done before for other community groups. The final determination as to safety and lines of sight come from Steve Weber's office. He is a bit familiar with this particular request and you should call his office at 887-3554.

As you can see, although there is no violation, I have created a case number. The file will be in the closed section.

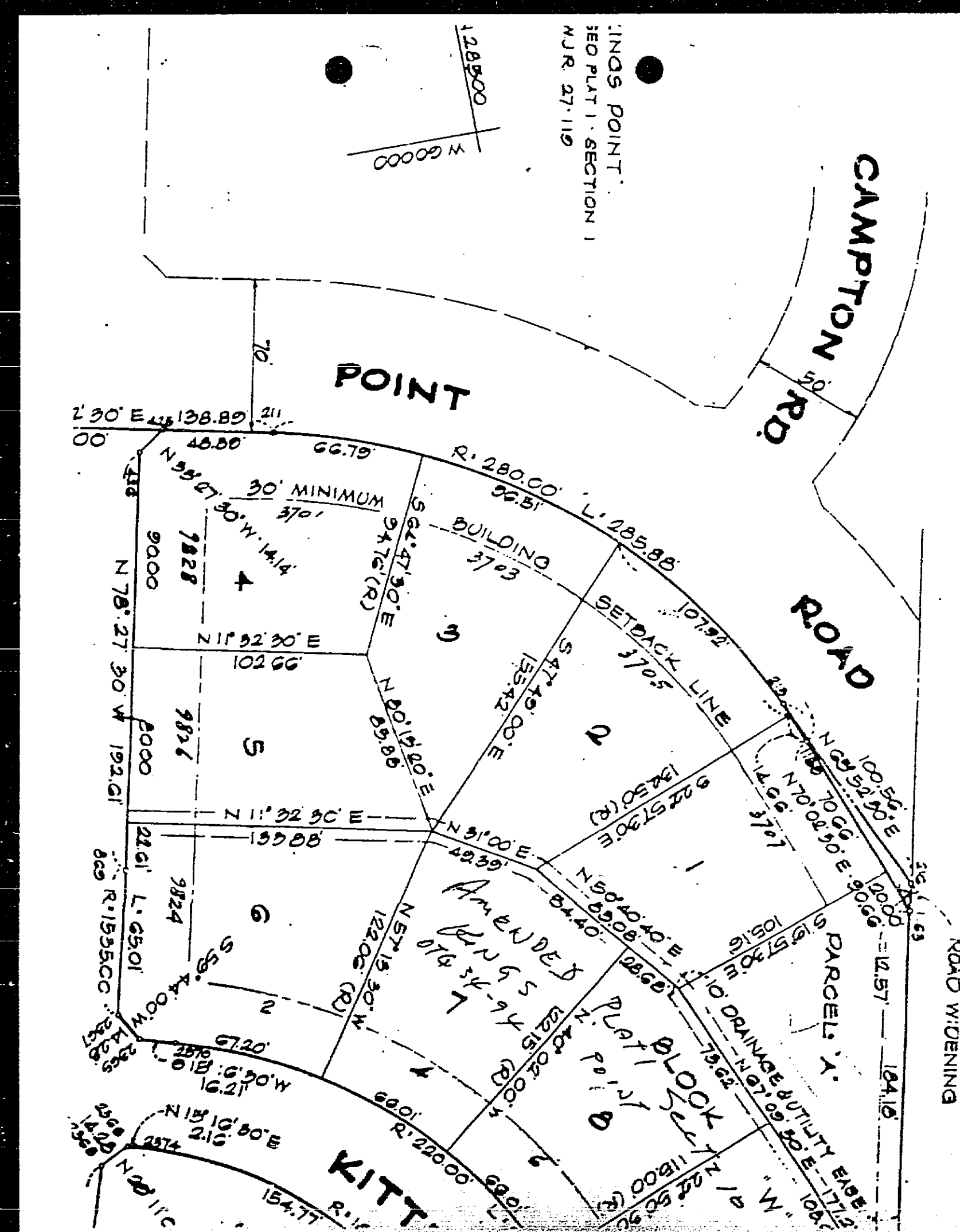
If you have any questions, please call me at 887-3351.

Sincerely,

Derek J. Propolis
Derek J. Propolis
Zoning Inspector

DJP/hek

cc: Mr. Schwartz
Mr. Tellaferri
Mr. Darrell Jones



County Highway Deed.

LIBER 4295 PAGE 054

HRW 61-1.

THIS DEED, Made this 7 day of June, in the year 19 64, by CYPRESS ESTATES, INC., a body corporate of the State of Maryland, Grantor.

TRANSFER TAX NOT REQUIRED
7.6
Notary Public
Derek J. Propolis
Authorized Signature

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey unto BALTIMORE COUNTY, MARYLAND, a municipal corporation, its successors and assigns, in fee simple, for public highway purposes, all that lot of ground situated, lying and being in the Second Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

FIRST: In and to the beds of MARIOTTVILLE ROAD, KINGS POINT ROAD, CLARFORD ROAD and CAMPION ROAD, all as shown on Plat 1, Section One, Kings Point, which Plat is recorded among the Plat Records of Baltimore County in Liber W.J.R. No. 27, folio 60.

SECOND: In and to the beds of KERRIGAN COURT, GUNSTOCK ROAD, PLOWLINE ROAD and KINGS POINT ROAD from the southwesternmost property line of Lot No. 6, Block "D-D", northwesterly, all as shown on Plat 2, Section One, Kings Point, which Plat is recorded among the Plat Records of Baltimore County in Liber W.J.R. No. 27, folio 61.

THIRD: In and to the bed of PLOWLINE ROAD from the southeasternmost property line of Lot No. 1, Block "B-B", northwesterly, as shown on Plat 2, Section Two, Kings Point, which Plat is recorded among the Plat Records of Baltimore County in Liber W.J.R. No. 27, folio 63.

FOURTH: In and to the beds of KERRIGAN COURT and DIAZ COURT, as shown on Revised Plat 1, Section Two, Kings Point, which Plat is recorded among the Plat Records of Baltimore County in Liber W.J.R. No. 27, folio 121.

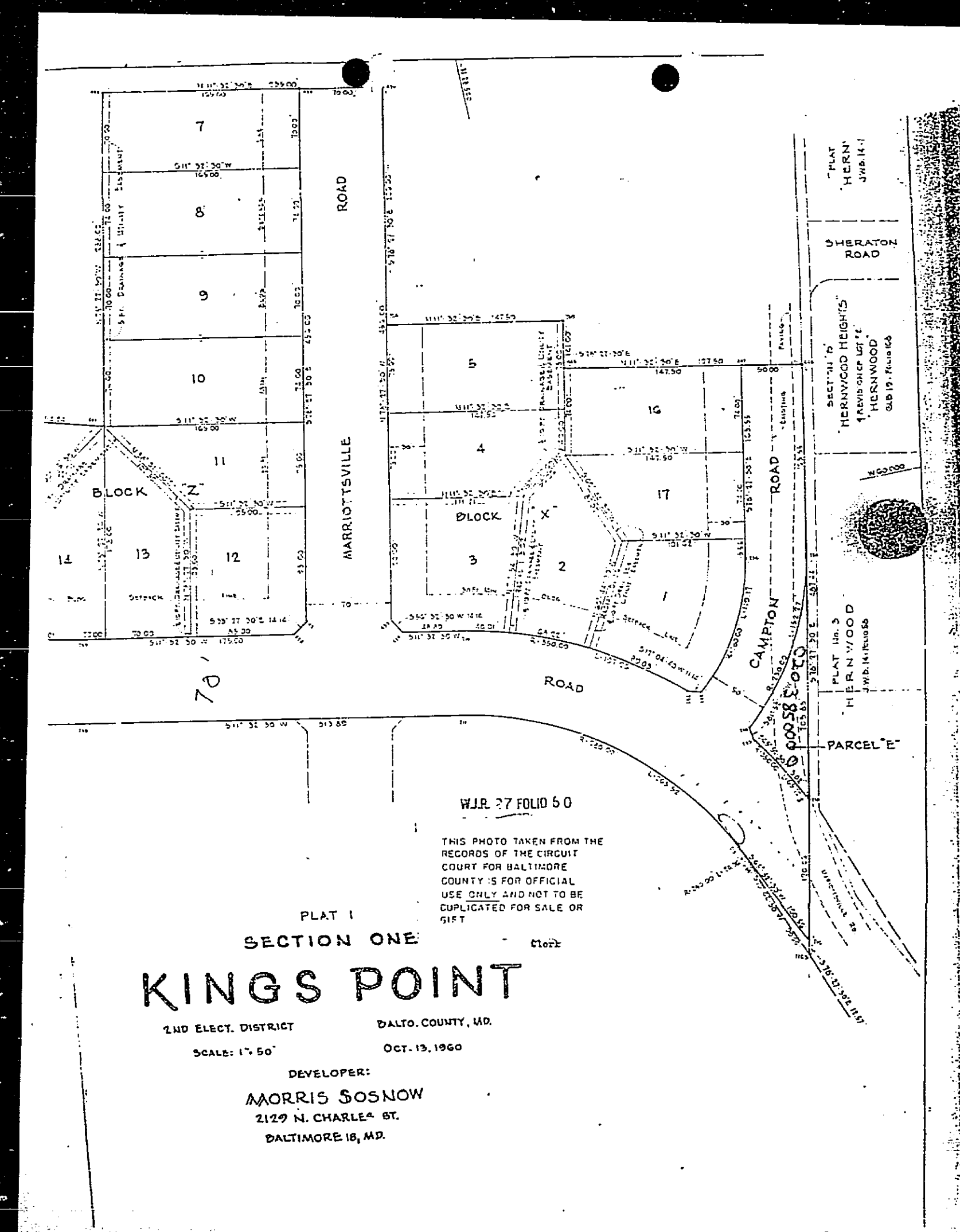
BEING a portion of the property which by Deed dated September 18, 1963, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3903, folio 237, was granted and conveyed by The Draw Company to Cypress Estates, Inc.

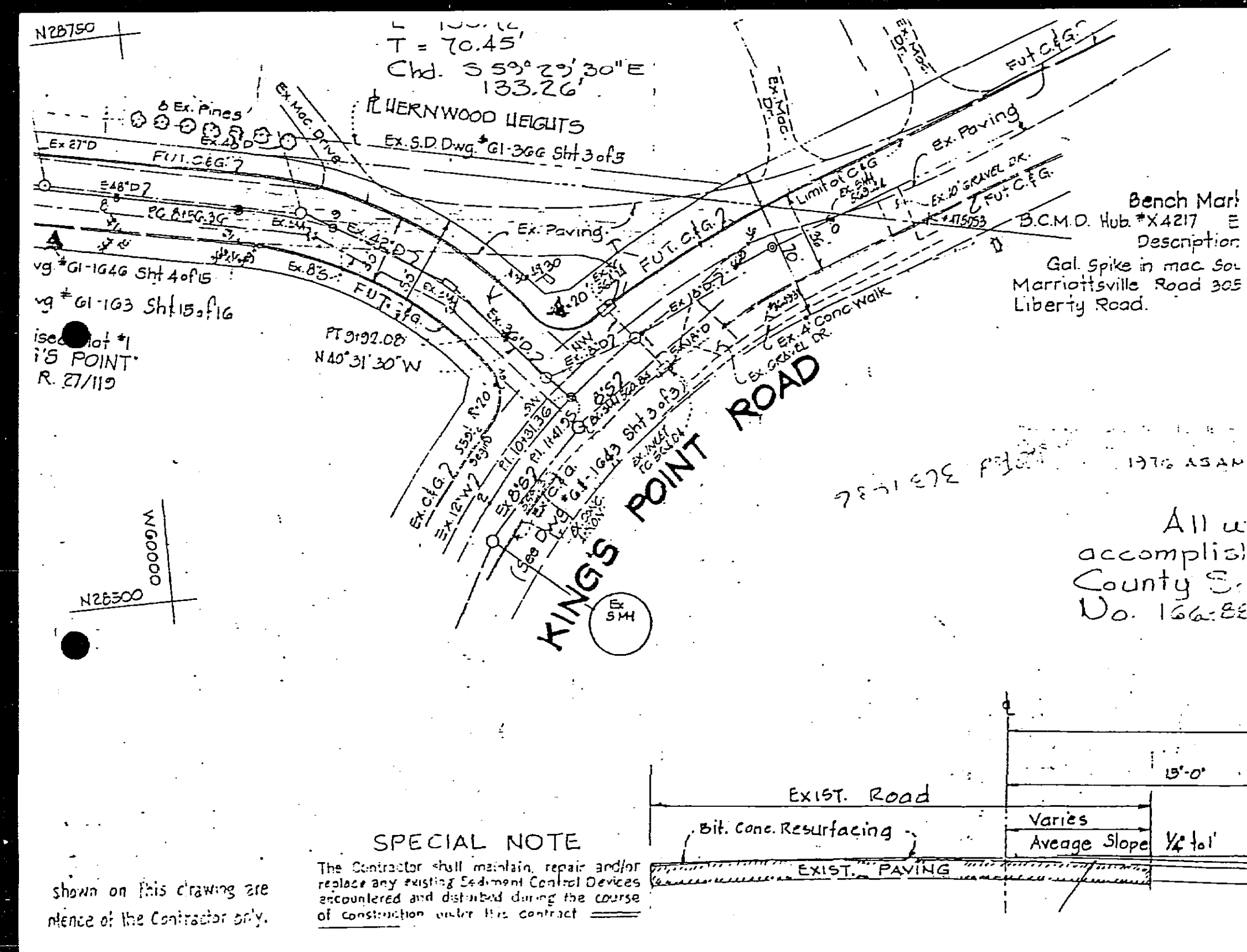
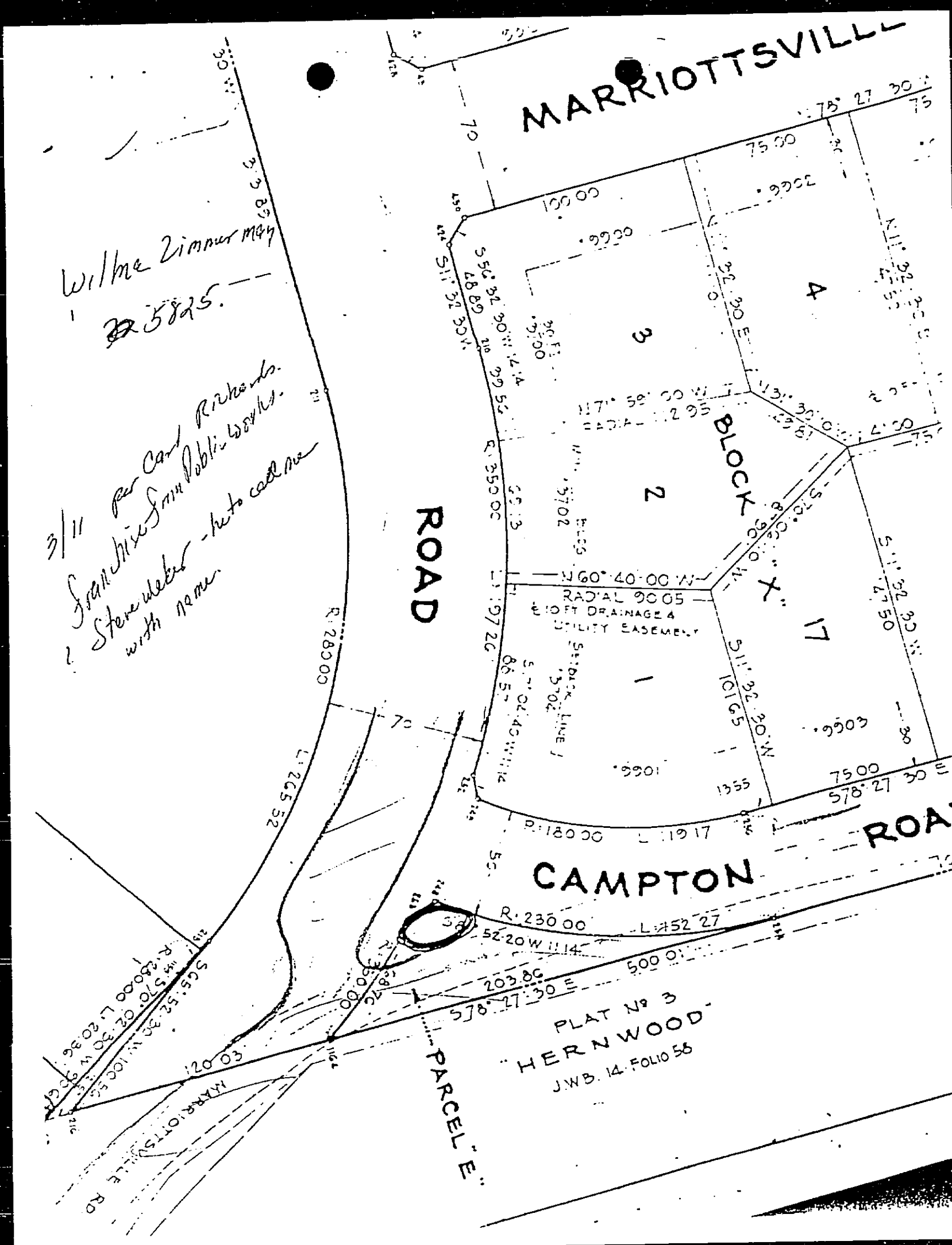
TOGETHER with the appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted property unto Baltimore County, Maryland, a municipal corporation, its successors and assigns, in fee simple, for public highway purposes.

AND the said Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially property granted; and that it will execute such further assurances of the same as may be requisite.

117
HRW 61-139





BYLAWS OF THE VILLAGE OF KING'S PARK ASSOCIATION, INC.

- ## ARTICLE I. MEMBERS
- Section 1. A member shall be an adult who resides in a single family residence property in King's Park Estates. There shall be at least one, but not more than two, members of the same residence. Voting shall be by members only, i.e., one vote per member.
- Section 2. Membership in the Corporation shall be terminated or suspended:
- Upon request;
 - Upon termination of ownership or residency in King's Park Estates;
 - Upon failure to pay dues within the time designated in Article II, Section 1, of these Bylaws - any member having been suspended for nonpayment of dues may be immediately reinstated upon payment of the current dues.

- ## ARTICLE II. DUES AND CONTRIBUTIONS
- Section 1. Dues shall be on a calendar year basis, payable in full not later than May 1st, and shall not be pro-rated.
- Section 2. There shall be dues (not less than \$5.00) collected from each household each year. This amount can be increased by a majority of the standing vote at any meeting of the Corporation.
- Section 3. No dues or contributions or parts thereof shall be refunded to any member whose association with the Corporation is terminated for reasons enumerated in Article I, Section 2, (a) and (b) of these Bylaws.

- ## ARTICLE III. OFFICERS AND BOARD OF DIRECTORS
- Section 1. The Officers of this Corporation shall consist of a President, First Vice-President, Second Vice-President, Treasurer, Recording Secretary, Corresponding Secretary, and Sergeant-At-Arms, all of whom must be members of this Corporation.

PLEASE PRINT CLEARLY	PROTESTANT(S) SIGN-IN SHEET
NAME	ADDRESS
Mark J. Kallow	9411 Blenheim Rd. Randallstown, MD 21133
Charles Kallen	201 Blenheim Rd. Randallstown, MD 21133
Benjamin Stevens	1526 Arden Ct. Randallstown, MD 21133

PLEASE PRINT CLEARLY	PETITIONER(S) SIGN-IN SHEET
NAME	ADDRESS
Patricia (Paula) Ego, Inc.	304 W. Pennsylvania Ave. #104
Harold B. Berman, Vice Pres	3701 The Oak Rd. Randallstown, MD 21133
Not P. Berman of	
Stephen J. Ruffin Jr.	290 Whitford Rd. Whitford, MD 21160
Not P. Berman of	
Ethel M. Carter	4826 Clarendon Rd. 21133
Harold J. Carter	9826 Clarendon Rd. 21133
Paul W. Talbot, Jr.	3205 Kings Point Rd. 21133
Darrell L. Jones	3707 Marriottsville Rd. 21133

